



5005 Lyndon B Johnson Fwy, Dallas, TX 75244



PINNACLE TOWER



BUILDING  
ACHIEVEMENTS:

# **UNRIVALED CONVENIENCE.**

## INCOMPARABLE EXPOSURE.

Pinnacle Tower's direct access to the Dallas North Tollway and the Lyndon B Johnson Freeway ensures quick ingress and egress, while pedestrian access to the many restaurants and shops at the Galleria and surrounding neighborhood provides a superior experience for office tenants.

Combine these advantages with unparalleled amenities, completely covered, secured parking, friendly concierge style security, and it is easy to see why Pinnacle Tower redefines the work experience.

**\$10M Capital Enhancement Complete**







**24**

STORIES

**549,170 SF**

BUILDING SIZE

**24,500**

TYPICAL  
FLOOR SIZE

**4/1000**

PARKING RATIO

**13,552 SF**

MAX CONTIGUOUS  
AVAILABLE





Lobby



Conference Center



# ON-SITE **AMENITIES**



MODERN LOBBY



SHUTTLE SERVICE



CAFE



COFFEE BAR



TENANT LOUNGE



FITNESS CENTER



CONFERENCE CENTER



OUTDOOR PATIO



Tenant Lounge



# ON-SITE AMENITIES



Cafe



Coffee Bar



Fitness Center





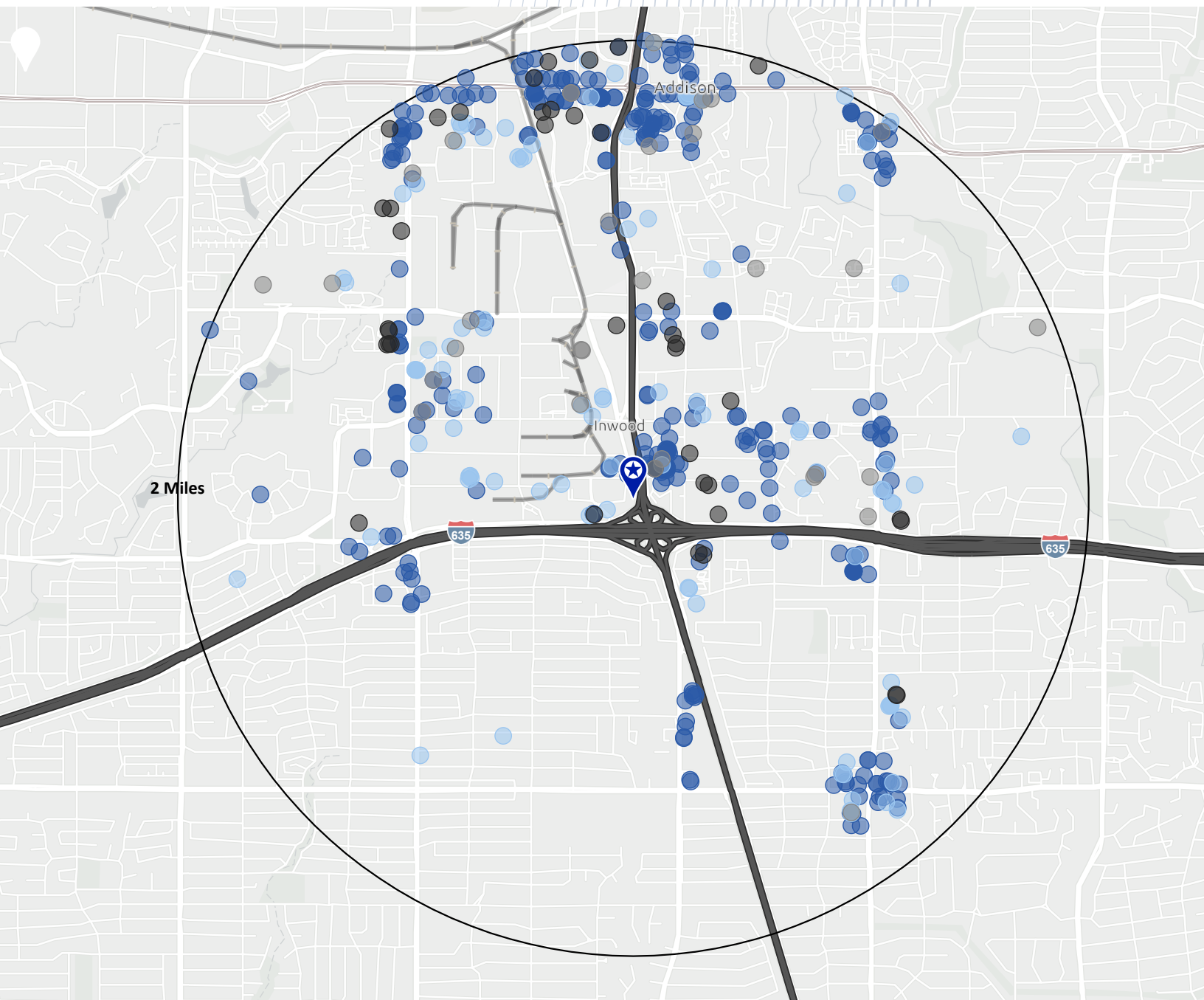
Shuttle Service



Outdoor Patio



# LOCAL AMENITIES



**40**

HOTELS

**333**

RESTAURANTS

**103**

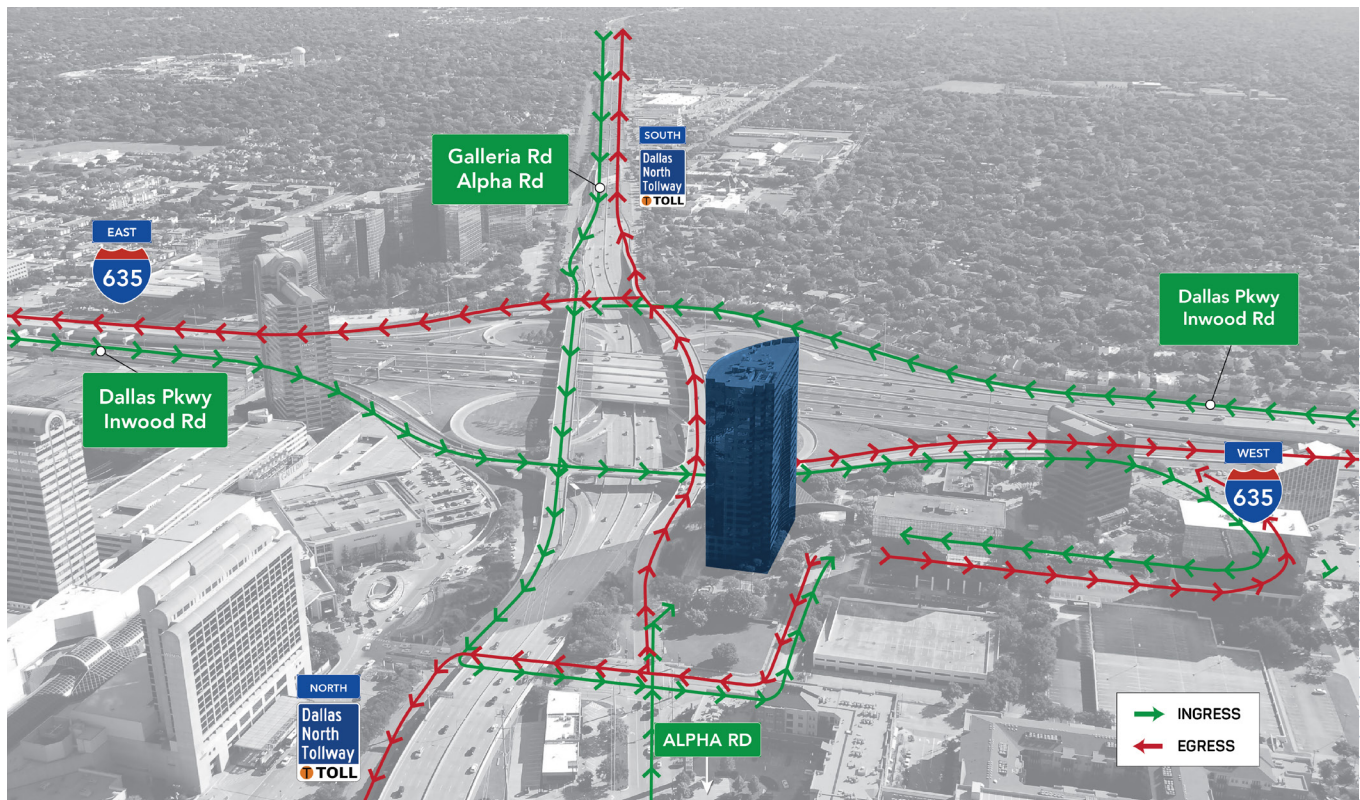
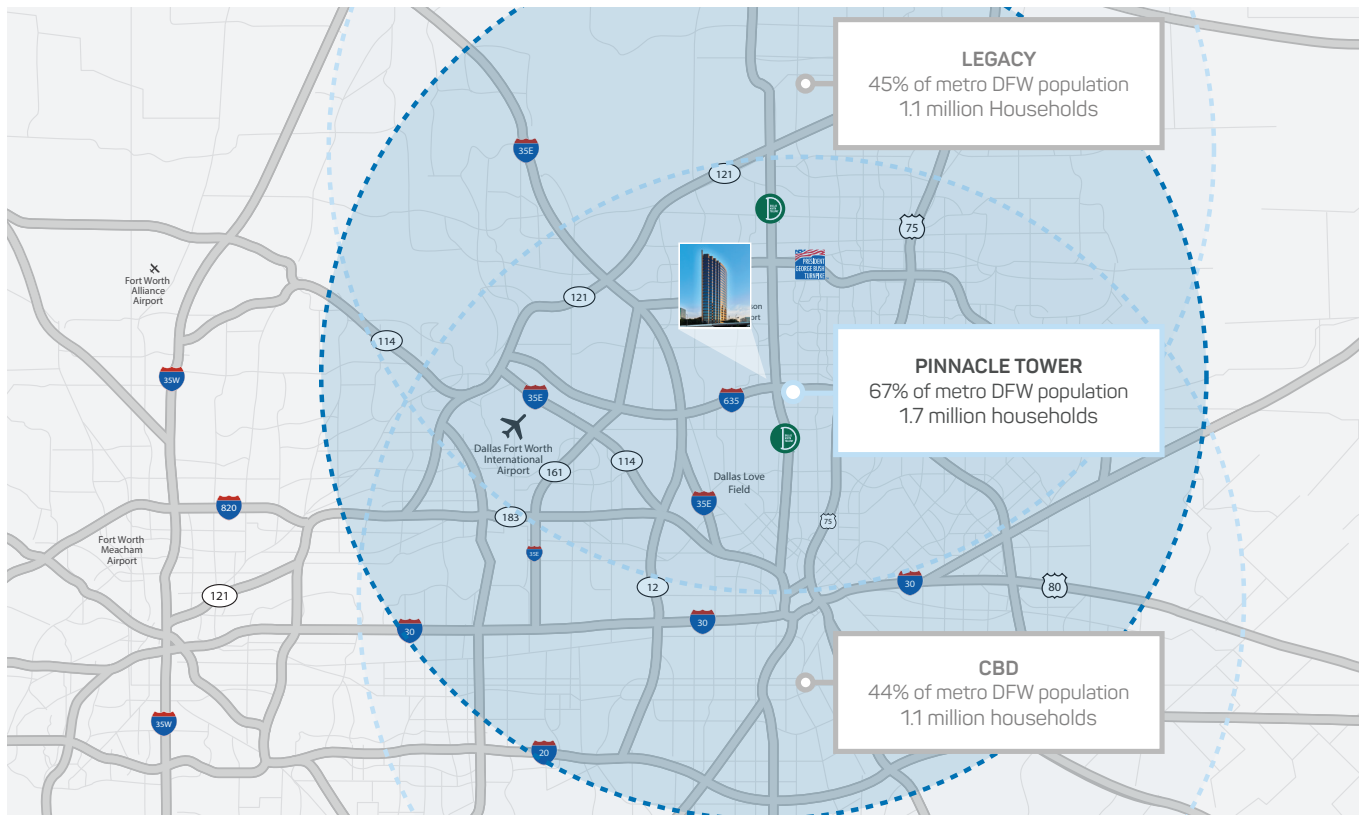
FITNESS  
STUDIOS

**31**

ENTERTAINMENT  
VENUES



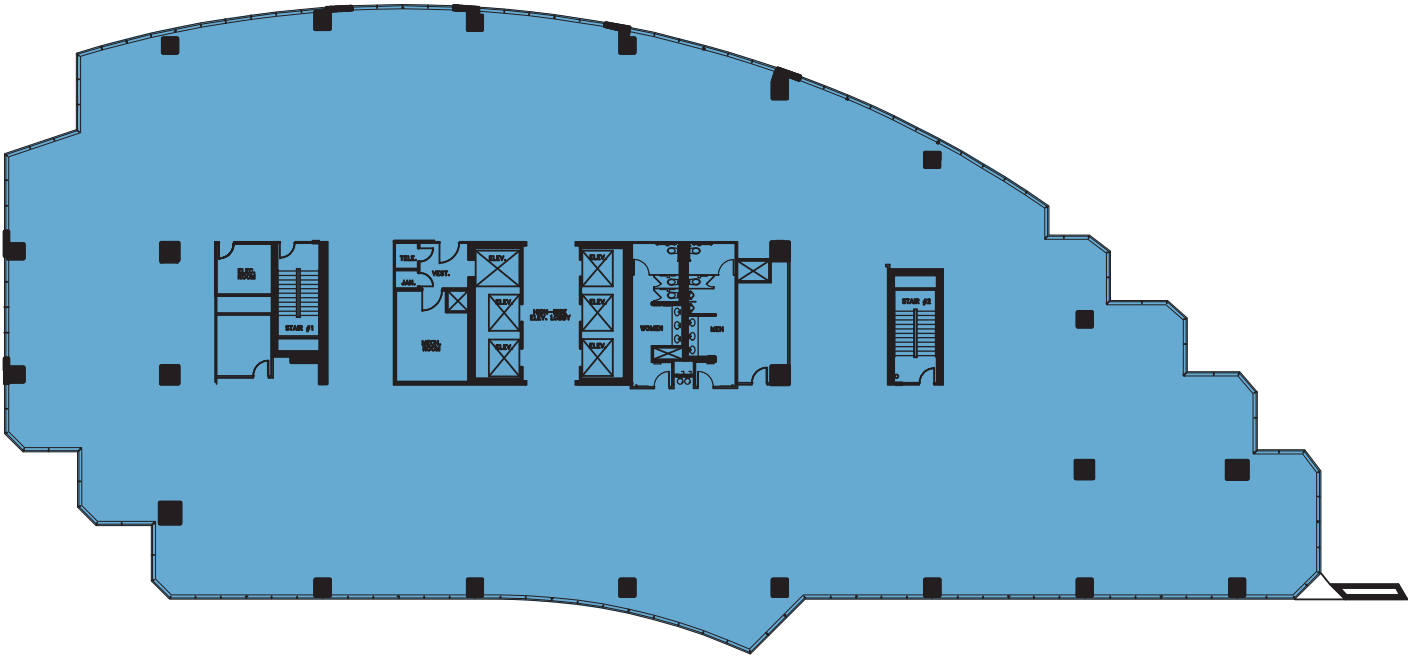
# PREMIER LOCATION



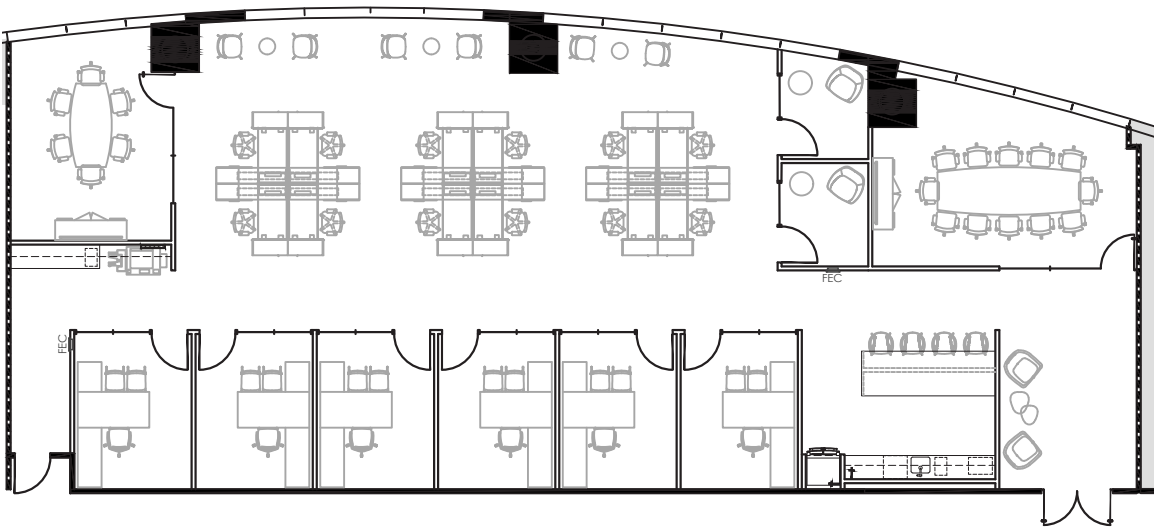


# FLOOR PLANS

## TYPICAL FLOOR PLATE



## SPEC SUITE | 5th Floor | 4,331 SF





# FACT SHEET

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## BUILDING

5005 LBJ Freeway  
Located at the northwest corner of LBJ  
and the Dallas Tollway

## OWNER/ LANDLORD

5005 LBJ Tower LLC\*

## LEASING COMPANY

### Stream Realty

J.J. Leonard  
(214) 267-0415  
jj.leonard@streamrealty.com

Chase Lopez  
(214) 267-0465  
clopez@streamrealty.com

Marissa Parkin  
(214) 560-2435  
marissa.parkin@streamrealty.com

## MANAGEMENT COMPANY

### Stream Realty

Brittany Kittrell  
(972) 450-4992  
brittany.kittrell@streamrealty.com

## BUILDING AREA

549,170 RSF

## YEAR BUILT/RENOVATED

1986/2018

## ARCHITECT

HKS

## FLOOR SIZES

24,500 RSF typical floor  
12'10" Slab to slab

## PARKING

4.0:1000 secure, covered parking  
Reserved: \$100.00/month

## ELECTRICAL

7 Watts per square foot  
Serves dual power feed from two substations  
for complete power redundancy

## CERTIFICATIONS

Energy Star  
Wired Score  
BOMA 360  
Fitwell  
LEED Gold  
UL Verified

## BUILDING HOURS

Monday - Friday:	7:00 AM to 6:00 PM
Saturday:	8:00 AM to 1:00 PM

## SECURITY

24 hour manned security desk located in the building lobby  
Security escort to parking available upon request

## HVAC

Monday - Friday:	7:00 AM to 6:00 PM
Saturday:	8:00 AM to 1:00 PM

## ELEVATORS

5 low rise passenger elevators  
6 high rise passenger elevators  
2 penthouse shuttle elevators  
1 freight elevator  
3 parking garage elevators

## BUILDING ACCESS

Access card controlled elevator access to most floors  
Access card controlled entrances and elevators for after  
hours access

## OPERATING ESTIMATES

\$11.55 per rentable square foot (2024)

## ELECTRICITY ESTIMATES

\$1.53 per rentable square foot (2024)

## TELECOM

AT&T, Birch Communications,  
Consolidated Communications,  
LOGIX, Spectrum, Zayo Group,  
and Verizon Enterprise



**FOR MORE INFORMATION:**

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PINNACLE TOWER